



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658
www.newportbeachca.gov | (949) 644-3200

**TENANT IMPROVEMENT
PLAN REVIEW COMMENTS**

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Permit Valuation:

Occ. Group:

Occ. Load:

Type of Const:

Stories:

Fire Sprinklers:

Basement:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

Engineer's email:

@newportbeachca.gov

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1st Review: (date)

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2nd Review:

Italic comments

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3rd Review:

By Appointment

The project plans were reviewed for compliance with the following codes and standards:

2010 CBC; 2010 CPC; 2010 CEC; 2010 CMC; 2008 Building Energy Efficiency Standards (BEES) & Chapter 15 of the Newport Beach Municipal Code (NBMC).

The code section references are from the 2010 CBC, unless otherwise stated.

- **TO EXPEDITE PROJECT APPROVAL:** Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- **AFTER 2nd PLAN REVIEW:** Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at www.newportbeachca.gov Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-644-3288 during business hours.

GENERAL

1. Include the following on all plan sheets in the title block:
 - a. Site address,
 - b. Plan preparer's name, address and telephone number,
 - c. Property owner's name, address and telephone number.
2. Obtain plan review approval from the following:
 - a. Building Division – EMP Plan Review,
 - b. Fire Department,
 - c. Planning Division,
 - d. Public Works Department,
 - e. Orange County Health Department.
3. Final drawings which will be approved for permit issuance shall be signed by the respective design professionals

FLOOR PLAN & MISC. CONSTRUCTION DETAILS

4. Provide a complete floor plan showing location of suite, exit access and exit. Specify the use of each room or area on the floor plan.
5. Show low partitions and tenant supplied furnishings on the floor plan.
6. Calculate the maximum occupants for each conference room, dining room, waiting area and similar assembly uses. Include the floor area, occupant load factor and total occupants for each area on the floor plan. Table 1004.1.1
7. Verify that the number of plumbing fixtures provided complies with CPC Tables 4-1 & A. Include a summary of the number of fixtures required and provided on the plan.

OCCUPANCY PROTECTION & SPECIAL USES

8. The building contains more than one occupancy group. Specify whether the occupancies are considered separated or non-separated for allowable area and height determination. If separated, specify and detail the required fire barrier construction between the occupancy areas. 508.3, 508.4, Table 508.4, 707 & 712
9. Provide and maintain 1-Hr rated fire partitions between tenants in Fashion Island mall. Rated separation walls are not required between tenant spaces and the mall. 402.7.2, 709.1 & F.I. Performance Design.
10. In high rise buildings, provide 1-Hr. fire-rated demising partitions between tenant spaces or maintain the rated corridor system for pre-CBC 2010 construction. 709.1
11. Surgical Clinics and other I-2.1 Occupancies are not permitted in Type V-B construction, or above the first floor in Type V-A construction.
12. Medical and Surgery clinics: Specify on cover sheet whether the tenant plans to apply for State Department of Health Services licensing and comply with OSHPD 3 code requirements. If OSHPD 3 compliance is applicable, include a list of all OSHPD 3 requirements on architectural, electrical, mechanical and plumbing drawings and indicate which requirements apply and are implemented in the design.

EXITING

13. Two exit access doors are required from an office tenant space when the occupant load exceeds 49. Table 1015.1
14. Egress from a room or space shall not pass through kitchen, storage room, closet or spaces used for similar purposes. 1014.2(4)
15. All occupants shall have access to two exits from the floor. Table 1021.1
16. In non-sprinklered buildings, exits from a suite or floor shall be separated by a distance not less than $\frac{1}{2}$ the diagonal of the suite or floor respectively. 1015.2.1.

17. In sprinklered buildings, the minimum separation between exits shall be not less than $\frac{1}{3}$ of the diagonal of the space or floor served. 1015.2.1 Exp. 2
18. Provide a door schedule and specify hardware for each door.
19. In non-sprinklered buildings, exit corridors shall be enclosed with 1 hr rated fire partitions. Provide the following for the rated corridors: 709.1, 715.4.3 & Table 1018.1
 - a. Complete construction section;
 - b. Doors into rated corridor shall be 20 minute rated with smoke and draft protection and automatic closer.
20. Exit access doors to swing in direction of travel when occupant load exceeds 50 occupants. 1008.1.2
21. Only exit access doors may open into rated exit enclosures. Other penetrations are not permitted except for mechanical, electrical and sprinkler systems serving the exit enclosure. 1022.3 & 1022.4
22. Two exits are required; show the installation locations of overhead and tactile exit signs throughout the floor plans. 1011.1, 1011.3 & 1011.5.3

ADDITIONAL COMMENTS

23.